



Asking Price £200,000



SELF-CATERING HOLIDAY UNIT - NO SECOND HOME COUNCIL TAX PREMIUM

Nestled in a picturesque setting near Sandy Haven, this delightful three-bedroom semi-detached barn conversion offers the perfect blend of traditional charm and modern comfort within a complex of similar style properties known as Skerryback Farm Cottages. The farmyard conversion is situated in a sought-after location along the stunning Pembrokeshire coastline, and the ready-to-let holiday home is an excellent choice for investors looking to provide a peaceful retreat for holiday makers.

The property briefly comprises an open plan living room/dining room/kitchen, sun room, 3 bedrooms, 2 bathrooms and benefits from a south facing aspect, lawn, patio and private parking space.



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

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Sun Room 7'7" x 8'10" (2.30m x 2.70m)

Timber flooring, double glazed units throughout, glass panelled entrance door

Lounge/Kitchen 15'5" x 22'4" (4.70m x 6.80m)

Fireplace with decorative surround, timber flooring, dual aspect double glazed windows, matching base and wall units with contrasting work surface, single drainer sink, integrated electric oven, microwave, hob and extractor

Hallway

Airing cupboard, timber flooring

Bedroom 1 11'10" x 8'2" (3.60m x 2.50m)

Double bedroom with double glazed window to front, timber flooring

Bathroom

Panelled bath with shower and screen, close coupled lavatory, hand basin, tiled flooring, part tiled walls, frosted double glazed window to front

Bedroom 2 11'10" x 9'10" (3.60m x 3.00m)

Double bedroom with double glazed window to front, timber flooring

Bedroom 3 15'5" x 9'10" (4.70m x 3.00m)

Double bedroom with double glazed dual aspect windows, timber flooring

En-suite wet room 6'3" x 9'10" (1.90m x 3.00m)

Wet room with close coupled lavatory, hand basin, tiled flooring, tiled walls, frosted double glazed window to rear

Outside

To the front of the property is an area of lawn and patio with a south facing aspect. There is a gravelled parking space to the front of the property with further parking available in the shared carpark within the complex.

Additional Information

Services: Mains electricity and water are connected along with a private drainage system

Tenure: Leasehold. The Freeholder will grant the new owners a new 999 year lease. Terms of the lease to be confirmed.

Local Authority: Pembrokeshire County Council & Pembrokeshire Coast National Park Authority

Tax Band: E

Broadband: Ultrafast broadband available

Mobile Coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

Occupancy Restriction

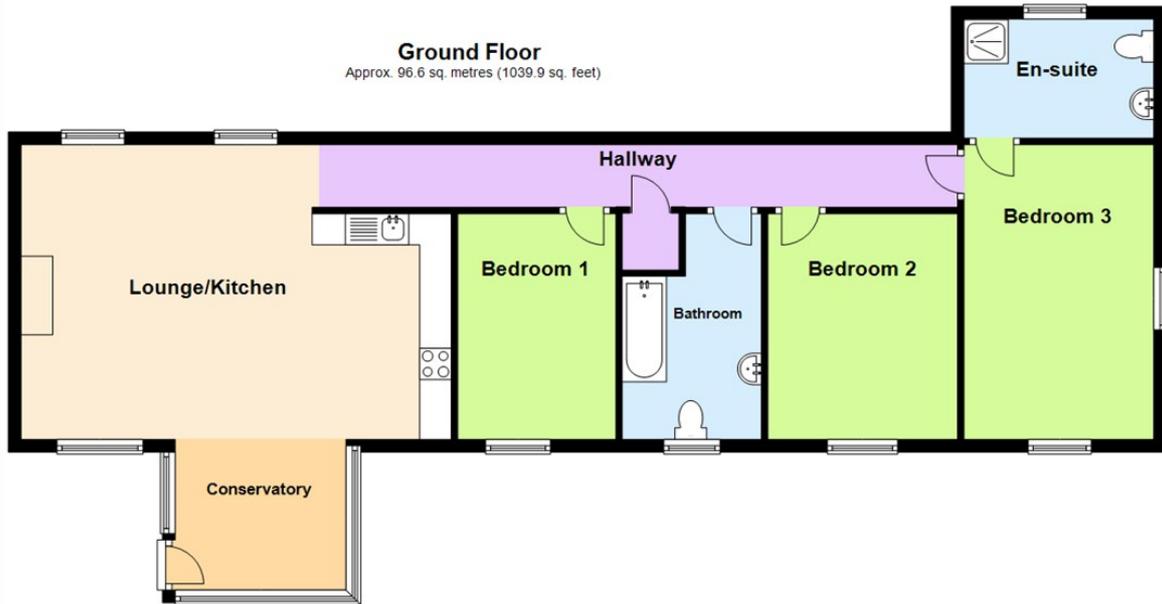
Pembrokeshire Coast National Park Authority has imposed an occupancy restriction on the property as part of the original planning permission. The restriction states "the property shall be used for holiday let purposes only and shall not be used as permanent habitation. It shall not be occupied for a period extending four weeks for any single letting, and there shall be no return within four weeks by the same household."





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Total area: approx. 96.6 sq. metres (1039.9 sq. feet)

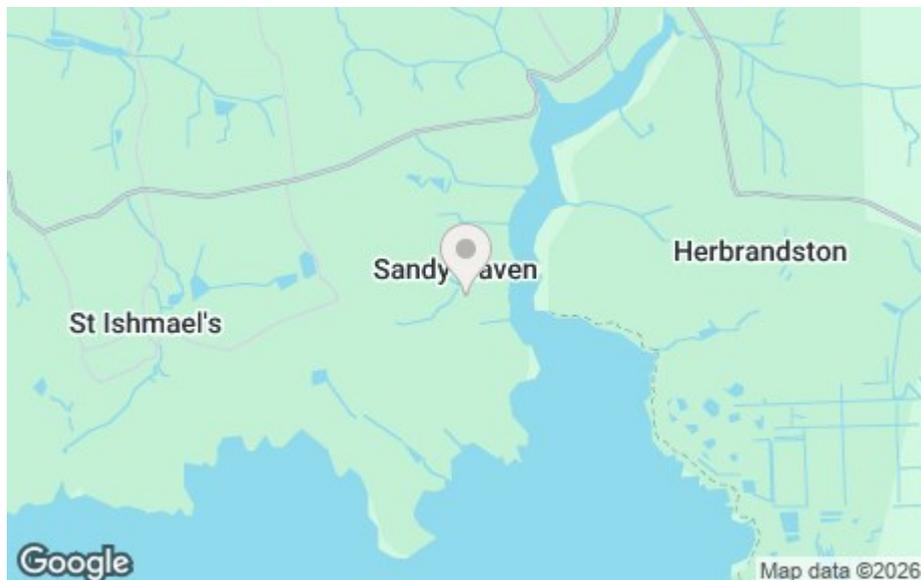
For illustration purposes, do not scale.
Plan produced using PlanUp.

St Brides, Sandy Haven

FROM MILFORD HAVEN: Exit the town on the Dale Road and continue for approximately 4.5 miles. Turn left signposted for Sandy Haven and continue for approximately half a mile until you reach a T-junction. Turn right at the junction and Skerryback Farm Cottages can be found on the left hand side. St Brides can be found on the south side of the development. what3words///complains.villager.rolled

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.